Columbus Redevelopment Commission

Presentation on

An Update on Strategic Development Plan

January 28, 2011







Columbus 2011



Hotel Indigo (Complete)

Proposed Housing /
Commercial / Parking
(Current Post Office)
(long term project)

Jackson St. Parking
Garage
(Complete)

Richard L. Johnson
Meeting &
Education
Center (on hold)

The Commons (3rd1/4 2009)



Candlewood Suites (on hold)

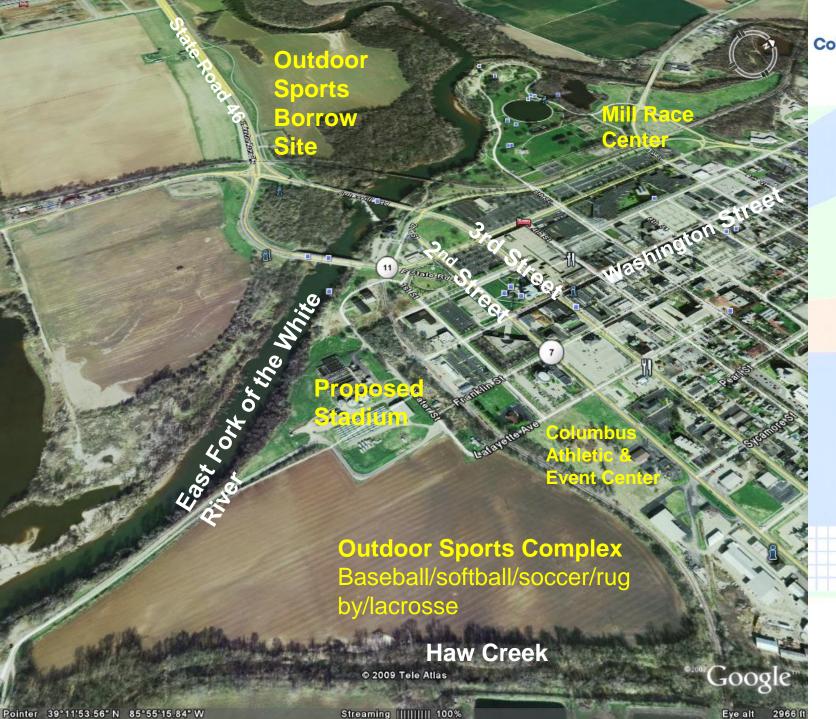
Cummins
Office
Building
(Complete)

Jackson
Street
Extension
(99% Complete)

2nd Street Parking Garage (complete)

Proposed Housing (1st 1/4 2010)

Future
Development
(Long Term
Project)







- Enhance Columbus' regional appeal by directing appropriate development towards downtown
 - kidscommons
 - Indigo Hotel
 - Jackson Street Garage
 - **Cummins Office**
 - 2nd Street Garage
 - Commons
 - Housing
 - Columbus Athletic and Event Center
 - **Outdoor Sports**
 - lumbus, Indiana **Candlewood Suites**
 - Richard L. Johnson Meeting and Education Center





- 2. Remove barriers to future quality **Downtown** development initiatives
 - Creation of Riverfront District
 - Infrastructure Parking
 - Construction of Jackson Street Garage
 - Construction of 2nd Street Garage
 - Tax Abatement umbus, Indiana





- 3. Pursue "vibrant urbanity" by converging markets (*live*, *work*, *play*, and *shop*) to shape Downtown into an engaging streetscape experience that encourages repeat visits by residents and visitors
 - Bistro 310
 - Garage Pub & Grill
 - kidscommons
 - Commons
 - Reconstruction of 4th Street
 - Reconstruction of Jackson Street
 - Zaharako's





- 4. Broaden Downtown's roles as a housing market and neighborhood service center
 - Casa Verde / Jackson Place
 - Housing around 2nd Street Parking Garage 139 units
 - Odd Fellows Hall
 - Viewpoint Corner
 - Commons

Columbus, Indiana





- 5. Reinforce the existing physical fabric of Downtown to better communicate a sense of place including a stronger definition of districts, gateways, gathering places, and relationships to surrounding neighborhoods
 - Commons
 - kidscommons
 - Mill Race Center
 - 2nd Street Parking Garage / Housing
 - Columbus Athletic & Event Center
 - 4th Street Reconstruction





Hospitality – Parking Garage







Cummins







2nd Street Garage / Housing

- Economic Development driver
- 700 spaces
- \$1 million investment State
- \$3 million investment –
 Lawrenceburg
- \$1million investment –Columbus
- \$2.6 million investment Cummins

- Will convert property generating \$4,000 in taxes to one that generates \$180,00 \$250,000 plus in taxes
- 146 apartments
- \$18 million private investment







2nd Street Parking/Housing Project







2nd Street Parking/Housing Project







2nd Street Parking/Housing Project









Sports – Indoor Facility

- Private development
- 125,000 square feet
- \$12 \$14 million investment
- Soccer, basketball, volleyball, softball, training
- Currently generates \$16,000 in taxes and will generate about \$180,000 in taxes annually







Sports – Outdoor Sports Field Facilities

- Development of 4 baseball / softball fields, 4 soccer fields, & stadium
- Based on our experience with amateur sports the projected economic impact to the City will be about \$3 million annually







Commons









New Indoor Playground with Luckey Climber





Hospitality – Candlewood Suites & Richard L. Johnson Education and Meeting Center

- Candlewood Suites' high-quality accommodation caters to mid-market business and leisure travelers looking for a multiple night hotel stay. 86 room extended stay
- Retail along 4th
 Street
- \$16 million in private investment
- No abatement







Project	Agency / Grantor / Developer	Public	Private	Other	Total	Status	Start	End	Open
Completed									
Hotel Indigo	Dora Bros. / ISMF		\$9,000,000		\$9,000,000	Completed			
Jackson Street Parking Garage	CRC	\$8,000,000		V=	\$8,000,000	Completed	September '07	June '08	July '08
Cummins Office	Dora Bros. / ISMF		\$12,500,000		\$12,500,000	Completed	March '08	March '09	May '09
2nd Street Parking Garage	CRC	\$1,000,000	\$2,600,000	\$4,000,000	\$7,600 <mark>,000</mark>	Completed	September '08	March '09	September '09
Jackson Place	Micheal Greven		\$11,000,000		\$11, <mark>000,000</mark>	Phase 1 complete			April '09
Zaharako's	Developer		\$4,000,000		\$4,000,000	Completed			June '09
Underway									
Commons	CRC / ISMF/ Cummins / Heritage / Developer	\$9,000,000	\$9,000,000		\$18,000,000	Construction	September '09	March '11	April '11
Mill Race Center	Mill Race Center	\$2,000,000	\$5,500,000		\$7,500,000	Construction	October '09	December '09	January '10
Announced									
Indoor Sports	Collaboration		\$12,000,000		\$12,000,000	Working with Developer	Unknown	Unknown	Unknown
Outdoor Sports	City		//			Phase 1	Fall '09	Summer '10	Summer '10
Imminent									
Candlewood Suites	Dora Bros. / ISMF		\$10,000,000		\$10,000,000	Site being prepped			
Richard L. Johnson Education & Meeting Center	Dora Bros. / ISMF		\$6,000,000		\$6,000,000	Site being prepped			
Residential Development	Developer		\$15,000,000		\$15,000,000	Securing Approvals	August '10	March '12	March '12
In Development									
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	V III	16.58%	80.10%	3.32%					
Total		\$20,000,000	\$96,600,000	\$4,000,000	\$120,600,000				
Long Term									
Outdoor Sports	City	\$15,000,000	(0)		\$15,000,000	Master planning	Unknown	Unknown	Unknown
River Front Development	Unknown		\$12,000,000		\$12,000,000	On Hold	Unknown	Unknown	Unknown
Post Office	Developer		\$25,000,000		\$25,000,000	On Hold	Unknown	Unknown	Unknown
		20.28%	77.40%	2.32%					
Total		\$35,000,000	\$133,600,000	\$4,000,000	\$172,600,000				



